



What's New In West Chester

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DEVELOPING FUTURE WORKFORCE & UNLOCKING NEW OPPORTUNITIES

Butler Tech's plan to move forward with construction of a bio-sciences academy in West Chester's Midtown unlocks countless opportunities. High school students may train for jobs in the health/medical field. Hospitals and bio-science companies can coordinate training programs for their specific workforce. And a corridor, previously unrealized from an economic development standpoint, can reach its full potential benefitting the community overall.



Butler Tech, one of Ohio's largest career-technical schools, released drawings and announced a tentative groundbreaking for early 2014 on the first phase of a 150,000 square-foot campus just off the Cincinnati-Dayton Road interchange on I-75.

Superintendent of Butler Tech, Bill Miller said they are working with developers on a campus-like setting and are looking to a community college or university as a partner in the project. The goal, he said, would be to create an educational exit off I-75.

"Butler Tech's bio-sciences academy will be an institutional anchor for West Chester's Midtown at Cincinnati-Dayton Road," said Township Administrator Judi Boyko. "Butler Tech will stimulate future economic development in what has, to date, been an economically under-utilized area of the Township."

The site for Butler Tech, with additional available property nearby, has tremendous visibility and is easily accessible. More than 125,000 vehicles travel daily on I-75 through West Chester and pass the Cincinnati-Dayton Road interchange. Nearly 46,000 vehicles exit I-75 on Cincinnati-Dayton Road every day.

The life sciences/bio-medical industry is rapidly emerging and encompasses pharmaceutical and medicine manufacturing, medical device manufacturing, testing laboratories, medical labs and more. These companies tend to cluster together to symbiotically benefit from a shared workforce, advances in technology and new scientific discoveries.

West Chester is home to the largest concentration of life science companies in a single geographic area outside the Interstate 275 loop. Companies like Bristol-Meyers Squibb, AtriCure, Cardinal Health and others, along with West Chester Hospital, UC Physicians and Tri-Health have located in West Chester.

"Butler Tech's bio-sciences curriculum and technology will redefine the future of workforce development in medical-related fields for our region and will support the growing targeted industry of life sciences in our community," Mrs. Boyko said.

Property is still available for development in West Chester's Midtown at I-75 and Cincinnati-Dayton Road near this new campus development.

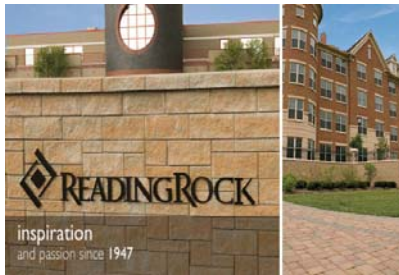
West Chester's professional economic development services are available to companies interested in locating here. To speak with an economic development professional, phone (513) 777-4214.

Industrial



Mondelez International, a global manufacturer of chocolate, biscuits, gum, candy, coffee and powdered beverages, leased an 111,840 square-foot facility at 8900 Global Way off Union Centre Boulevard (Downtown). Mondelez International's West Chester facility will house the company's Cincinnati distribution operations.

www.mondelezinternational.com



Reading Rock, manufacturers of high-quality masonry building material products, began construction of a 9,720 square-foot warehouse building at its existing West Chester facility, 10025 Princeton-Glendale Road/SR747.

Since 1947, Reading Rock has been recognized for outstanding solutions and services for the divisions of hardscapes, precast, masonry, tile and hearth.

www.readingrock.com



Acuren, specializing in non-destructive testing, inspection and engineering services, announced a 15,591 square-foot expansion of its

Commercial



Bass Pro Shops, a national outdoor retailer specializing in hunting, fishing, camping and other related outdoor gear, announced plans for a new 150,000 square-foot Bass Pro Shops Outdoor World. The new store will be built near Union Centre Boulevard and I-75 in West Chester's Downtown. Bass Pro Shops will include a more than 10,000 square-foot restaurant and bowling alley called Uncle Buck's Fishbowl and Grill. The 22-acre site off Allen Road was purchased in November for \$6.5 million. Construction is set to begin in 2014 and the new store is scheduled to open in 2015. Bass Pro Shops' award-winning outdoor stores are known for combining retail with entertainment, conservation and outdoor education. www.basspro.com



Milano's Atlantic City Submarines, specializing in homemade subs, calzones, pizza and more, announced it will open a 6,700 square-foot restaurant at 7701 Voice of America Centre Drive at the former Marlin & Rays (Uptown). Milano's Atlantic City Submarines first opened in 1969 near the University of Dayton where they baked their breads and pizza crusts from scratch every day. The West Chester Milano's will also feature a wide variety of local and craft beers. The

Office/Medical



RE/MAX Preferred Group, a full-service real estate group, announced it will relocate and expand its existing West Chester business to a 2,232 square-foot office at 9032 Union Centre Boulevard in Schumacher Dugan Construction's new Class A office building Centre Place (Downtown). RE/MAX Preferred Group is a company built on the promise of exceptional customer service with the knowledge and experience to get desired results.

www.preferredgrouprealtors.com

ABC Pediatric Therapy Network, providing speech, physical and occupational therapy for children, announced expansion of its existing West Chester business, constructing a new 20,173 square-foot building at 7591 Tylers Place Boulevard off Tylersville Road (Uptown). ABC Pediatric Therapy Network's mission is to provide families with the highest level of quality care in a nurturing and compassionate environment. ABC Pediatric has five regional locations.

www.abcpediatrictherapy.com

Cornerstone Brands, Inc., comprised of interactive, aspirational home and apparel lifestyle brands including Frontgate, Ballard Designs, Garnet Hill, Grandin Road, Chasing Fireflies, Improvements and Travelsmith, leased a 19,996 square-foot office facility at 8614 Jacquemin Drive in Schumacher Dugan Construction Company's OfficePlex off Union Centre Boulevard (Downtown). Cornerstone Brands operates separate e-commerce sites for all the brands, distributes more than 300 million catalogs annually, and has 11 retail and outlet stores. Cornerstone Brands remains one of

existing West Chester facility at 502 West Crescentville Road. With more than 30 years in business, Acuren has grown to more than 3,000 employees at more than 90 locations in North America. www.acuren.com

West Chester's major employers operating a nearly one million square-foot facility on West Chester Road where it provides logistics, call center, distribution services and outlet stores. www.hsni.com/cornerstone.cfm

Additional New Developments

AquaPro Systems, specializing in the sales and service of pool pumps, filters and equipment, leased a 47,250 square-foot facility at 4438 Muhlhauser Road west of Princeton-Glendale Road/SR747. AquaPro Systems is a division of Heating Solutions. www.ecoaquapro.com

Buske Logistics, an ISO-9002 certified full-service warehouse and transportation company, leased an 119,360 square-foot facility at 4225 Dues Drive. Buske Logistics has a 90 year history in the transportation and logistics business. www.buske.com

CFM Publishing, comprised of publishing companies that are recognized leaders in varied religious markets, leased a 42,065 square-foot distribution facility at 9251 Meridian Way (Downtown). CFM Publishing is a division of Standard Publishing. www.cfmublishing.com



Dancing Roll Japanese Restaurant, specializing in sushi and traditional Japanese cuisine, opened a 1,560 square-foot restaurant at 7759 Tylersville Road in the Kingsgate Shopping Center (Uptown). Dancing Roll Japanese Restaurant is known for its half-priced sushi all day, every day along with other specials. www.dancingroll.com



Firehouse Subs, serving hearty subs with high quality meats and cheeses, announced it will open a 1,460 square-foot restaurant at 9336 Union Centre Boulevard in the U.S. Bank Centre building (Downtown). The Firehouse Sub family has more than 200 years of public service as firefighters. Firehouse Subs is slated to open early January 2014 and this restaurant will be the second West Chester Firehouse Sub location. www.firehousesubs.com

Floorplan Xpress, the first step to a better automotive dealership floor-plan, opened a 1,086 square-foot facility at 4837 Rialto Road. Floorplan Xpress offers an independent method for auto dealerships to floor plan their vehicles. www.fpxus.com

Form Tech Concrete Forms, an industry leader in concrete forming and concrete shoring systems, opened a 9,600 square-foot facility at 9950 Farr Court off Duff Drive. Form Tech Concrete Forms provides a wide variety of concrete forming and shoring systems and a full range of related products from some of the most respected brands in the industry. www.formtechinc.com



G.F. Frank and Sons, specializing in stainless steel packer and butcher equipment supplies, announced a 15,705 square-foot expansion to its existing West Chester facility at 9075 LeSaint Drive. G.F. Frank and Sons'



product knowledge and expertise spans three generations. www.gffrankandsons.com

India Palace Restaurant & Banquet Hall, specializing in Indian cuisine in a family-friendly, casual dining atmosphere, opened a 5,000 square-foot restaurant and banquet hall at 4958 Union Centre Pavilion Drive in the Union Centre Pavilion at Princeton-Glendale Road/SR747 and Union Centre Boulevard. India Palace Restaurant & Banquet Hall is available for wedding receptions, private parties and corporate events with seating for as many as 400 people.

J Flow Controls, specializing in the design, development and distribution of valves and valve accessories, leased a 20,660 square-foot facility at 4665 Interstate Drive. www.jflowcontrols.com

Mak's Family Pharmacy, a new locally-owned family pharmacy, opened an 800 square-foot pharmaceutical facility at 7324 Kingsgate Way and Monarch Court near Tylersville Road (Uptown). Mak's Family Pharmacy features prescription and over-the-counter drugs, as well as small medical appliances.



Minuteman Press, a full-service printing and design business specializing in retail sales, marketing and digital print, opened a 697 square-foot store at 6094 West Chester Road in West Chester Billiards Center (Downtown). Minuteman Press was rated the number one printing franchise in the printing industry by Entrepreneur magazine in 2013. www.westchesterminutemanpress.com

My Little Store, selling gently used furniture, home accents, appliances and televisions, opened a 1,950 square-foot store at 7967 Cincinnati-Dayton Road in Lakota Plaza (Midtown).

Neff Packaging Solutions, an innovative, premium custom packaging company with 51 years of industry experience, opened a 1,258 square-foot design center at 4739 Devitt Drive. Neff Packaging Solutions specializes in the creative design of high-quality, premium paperboard packaging, custom-designed boxes, point-of-purchase displays and more. www.neffpackaging.com



Pho96 Restaurant, specializing in authentic Vietnamese pho noodles and Vietnamese cuisine, announced it will open a 2,439 square-foot restaurant at 7844 Kingland Drive off Tylersville Road (Uptown). Pho96 Restaurant is slated to open mid-January 2014. www.Pho96.com

PITT OHIO, a transportation solutions provider, purchased a 10-acre truck terminal at 5000 Duff Drive and will relocate its company to West Chester in June 2014. PITT OHIO has begun a 17,086 square-foot expansion to the existing 25,000 square-foot facility with the construction of an additional terminal and a new truck service shop. PITT OHIO has been consistently recognized as having one of the highest rated safety departments in the industry receiving many awards, including the American Trucking Association's (ATA) President Trophy for operating the safest fleet in the United States. www.pittohio.com

Prime Lending, residential mortgage lenders, announced it will open a 3,113 square-foot lending office at 7594 Tylers Place Boulevard (Uptown). Prime Lending specializes in purchasing and refinancing mortgages without obstacles. Prime Lending currently has six employees with plans to quickly expand its lending staff.

Rose Pest Solutions, a full-service pest control business, opened a 2,671 square-foot facility at 8100 Beckett Center Drive. Since 1860, Rose Pest Solutions has been offering effective pest control solutions for homes and businesses in Cincinnati and surrounding areas. www.rosepestsolutions.com

Salon 747, offering haircuts, color, perms and more, announced it will open a 571 square-foot salon at 8300 Princeton-Glendale Road/SR747 (Beckett). Salon 747 is slated to open early January 2014.

Starbucks Coffee Company, an upscale coffeehouse committed to purchasing and roasting the highest quality whole beans, announced it will open a new 1,553 square-foot coffee company at 4747 Tylersville Road and Princeton-Glendale Road/SR747. The new Starbucks is slated to open late January 2014. www.starbucks.com



Studio 58, a member-operated photography studio, announced it will open a 3,140 square-foot facility at 58 East Crescentville Road just north of I-275. Studio 58 offers a full range of photographic services, as well as portraits, senior and event photography. Studio 58 is open by appointment only and rental space is available to commercial photographers. Studio 58 will open early January 2014.

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